

MINUTES OF THE PLANNING COMMISSION MEETING OF APRIL 5, 2006, AT 6:00 P.M.
IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Doug Haymore, Sue Ryser, JoAnn Frost, Jerri Harwell, Amy Rosevear

EXCUSED: Geoff Armstrong, Tom Bowen, Jim Keane, Gordon Nicholl

STAFF PRESENT: Planning Manager Michael Black, Associate Planner Glenn Symes,
City Attorney Shane Topham, Deputy City Recorder Sherry
McConkey

ALSO PRESENT: Mr. & Mrs. Larry Jensen, Adam Maher, Lonny West, Donna Kendrick

1.0 PUBLIC COMMENT

1.1 Chair Frost stated that this item is for people that have matters they wish to bring before the Planning Commission that are not otherwise scheduled on the Agenda. Chair Frost asked if there were any comments.

1.2 No public comments were given.

2.0 PUBLIC HEARING – CONDITIONAL USE PERMIT – IRON BLOSSOM PUD

2.1 Mr. Black explained that the City has received an application for a Conditional Use permit for a 5 lot PUD (Planned Unit Development) on approximately 1.3 acres of property located at Fort Union Blvd and Iron Blossom Lane. Staff is recommending approval of this application with the conditions set forth in the staff report dated 4-5-06.

2.2 Chair Frost opened the public hearing.

2.3 Adam Maher, 3273 E. Bernada Drive, the applicant, has attempted to put together a project that fits in to the surrounding area as well as stay within the R-1-8 size. Mr. Maher believes the units will sell for approximately \$750,000.00 and will attract older families.

2.4 Ms. Rosevear asked Mr. Maher how the garbage pick-up would be handled since this is a private road.

Mr. Maher explained the containers would be wheeled out to the gated area at the entrance of the PUD.

Mr. Black noted that staff believes that the development should take care of their own waste.

- 2.5 Mr. Black explained the rear setback would be changed from 3 to 5 feet to accommodate a garage as long as the buildings are no taller than 15 feet to the top of the roof.

- 2.6 Chair Frost closed the public hearing.

- 2.7 **MOTION:** Ms. Rosevear moved to approve the conditional use permit for the Iron Blossom PUD subject to the conditions stated in the staff report with the following exceptions: that the roof height be limited to 14 feet; and that waste management for this PUD be handled by a non-governmental entity.

The motion was seconded by Mr. Haymore and passed unanimously on voice vote.

3.0 **PUBLIC HEARING – MIXED USE ZONE**

- 3.1 Mr. Black explained that the Planning Commission and Staff have reviewed this Ordinance and suggested the Planning Commission recommend approval to the City Council.

- 3.2 Chair Frost opened the public hearing.
No public comment was given.

- 3.3 Chair Frost closed the public hearing.

- 3.4 **MOTION:** Mr. Haymore moved to approve the Mixed Use zone as written and forward it to the City Council. The motion was seconded by Ms. Rosevear and passed unanimously on voice vote.

4.0 **PUBLIC HEARING – FLAG LOT ORDINANCE**

- 4.1 Mr. Black reviewed the proposed amendment to Section 19.76, “Supplementary and Qualifying Regulations” of the Cottonwood Heights Municipal Code. The proposed ordinance would add Flag Lots to the code. The Flag Lot ordinance would affect property owners with large or deep lots.

- 4.2 Chair Frost opened the public hearing.
No public comment was given.

- 4.3 Chair Frost closed the public hearing.

- 4.4 **MOTION:** Mr. Haymore moved to continue this item to the May 3, 2006 meeting. The motion was seconded by Ms. Rosevear and passed unanimously on voice vote.

5.0 REVIEW ITEM – GENERAL PLAN

5.1 Mr. Black gave an overview of the General Plan amendment and updated the Planning Commission on new areas of interest.

5.2 2965 E. Creek Road; there is Mr. Black explained an Assisted Living Center which would like to expand to a 60 bed unit. They are currently working with a Conditional Use permit that was issued by the County. The current land use designation is Religious and the applicant is proposing Multi-Family or Medium Density.

Mr. Black feels that Multi-Family would not be a good change for this location and supports a Land Use Designation of Low Density Residential.

5.3 Chair Frost asked if anyone was in attendance to comment on the General Plan.

5.4 Bejan Djahanbani, 2779 E. Fort Union Blvd., asked what the City's goal for density is and what the City wants to accomplish by adopting a Flag Lot Ordinance.

Chair Frost explained that the Planning Commission members have common goals which include a cleaner City, happier community and watching developments closely.

5.5 Chair Frost closed the Public Comment portion of the meeting.

6.0 APPROVAL OF MINUTES

6.1 **MOTION:** Ms. Harwell moved to approve the March 1, 2006 minutes as written. The motion was seconded by Ms. Ryser and passed unanimously on voice vote.

7.0 OTHER BUSINESS – REPORTS BY COMMISSIONERS

7.1 No reports were given.

8.0 PLANNING MANAGER'S REPORT

8.1 Mr. Black gave an overview of April 19, 2006 meeting and noted that the Planning Department currently has 21 projects under review.

9.0 ADJOURN

9.1 **MOTION:** Ms. Rosevear moved to adjourn. The motion was seconded by Ms. Frost and passed unanimously on a voice vote. The Business Meeting adjourned at 7:19 p.m.